

**Wildwood Village HOA Board of Directors Meeting Minutes
June 18, 2015/ Fire Station**

Attendance: Joe Ricci, Bridget Toelle, Ciara Gavin, Bill Wilcox, Karen Hanson, Dan Reed, Rich Hamel, Scott Stuart, David Thorne. William Benefield, guest.

Call to Order: 6:40 pm

Rebuttal of Complaint: Neighbors of homeowner William Benefield filed a complaint with the Board about the number of cars reported around Mr. Benefield's home, seeing tow trucks bring in vehicles to his property, and noise from the property. Rich Hammel visited with Mr. Benefield to discuss the complaint and saw the logo for an auto repair business on his truck. The concern of the Board is that Mr. Benefield is violating the covenants by running his auto repair business out of his home. Mr. Benefield came to the meeting to discuss this complaint and the nature of his business with the Board.

In response to the complaint of the number of vehicles, Mr. Benefield stated five of the vehicles were his personal property and that two more classic cars would be acquired shortly. He agreed classic cars would be stored in his garage and that no more than five cars would be parked outside at any time.

In response to the concern about the business, Mr. Benefield stated his business is primarily a mobile repair business and that he does not do a lot of work at his home. The Board told Mr. Benefield a special use variance of his property would not be approved and asked him to limit his repairs to his own personal vehicles. Mr. Benefield agreed to abide by the covenants and said no more cars would be towed onto his property unless they were his own.

The architectural committee questioned Mr. Benefield the original intent of the variance he submitted for his garage. The original variance stated it was not intended for commercial use. Additionally, questions were raised about when the small outbuildings would be removed from his property, as per their verbal agreement upon approval of his large freestanding garage. Mr. Benefield denied agreeing to get rid of the small buildings, instead saying that he only offered to get rid of them if he could not relocate them. Since he was able to relocate them, he did so. This agreement was not in writing, so the Board will take no further action on it unless additional complaints are filed.

Rich Hammel will send a notice to the neighbors who lodged the complaint detailing the resolution reached with Mr. Benefield.

Old Business:

Approval of Minutes: Joe moved for approval of the minutes from the last General Membership meeting. Bridget seconded.

Firewise: Mr. Benefield was very interested in helping out the Firewise program. Rich Hammel will spend time with William to get him up to speed on what is required.

Park Maintenance: Falcon Weed control is coming out on June 20th to evaluate our weed problem in the parks. They recommended mowing prior to having the parks sprayed. Scott will call Olson to see if he wants to bale the Windfall Way Park. If Olson does not want to bale it, an email will be sent out asking for a mower from the neighborhood at the previously approved rate of \$50/park.

Park Improvement: Homeowner Renee Seay had asked the Board at the May General Membership meeting to consider installing a Disc Golf course at the Pine Cone Park using readily available nets available from places like Costco for approximately \$60. Karen looked into this and found that those types of nets would not be good for permanent placement in the parks. They need to be sturdier and concreted in place. Board suggested that Mrs. Seay make a full proposal to the Board, including a description of the planned course, costs of materials and

labor. Karen will ask Mrs. Seay about reviving the Parks Committee and will let Joe know if she agrees. There was some concern among Board members about developing the parks, and some Board members suggested that there be one park designated for development (proposed Windfall Way Park since it already has the swing set and benches on it) and one park designated for open space (proposed Pine Cone Park).

Karen has been working on getting Trailhead signs made for the Pine Cone Park. She will ask El Paso County to pay for the signs. Otherwise, she will get some made. There was a suggestion made at the Homeowner General Membership Meeting last month to put a designated parking area in the Pine Cone Park, but that was voted down, especially if we want to keep that park designated for open space. There was some concern about we were inviting lawsuits by improving the parks. The HOA is the only party that could be sued if any mishap occurred. Our liability coverage covers these concerns, including attorney fees.

Road Maintenance: Some repairs have been made to the roads recently, but more need to be done. Karen suggested calling El Paso County Road Repair, (719) 520-6460 each time you see something. She said they have been very prompt in the past at attending to complaints.

Sundance Water Project: Joe spoke with a water rights attorney regarding our rights and what can be done to protect the future of our wells and gave a summary to the Board on the findings.

New Business:

Neighborhood Picnic: A date was set for the weekend after Labor Day, September 12, 2015 from 11am-3pm. A suggestion was made to rent a tent in case of rain. A park clean-up day will be planned for the weekend prior to the picnic. The budget for the picnic is \$900, flexible by \$100. Ciara will send out an email asking for a picnic coordinator.

Committee Reports:

Website: (Dave Thorne) A notice was sent from the old neighborhood website hosting site asking us to move the site. Since the new website is hosted through a different company entirely, Dave suggested just letting the old site expire. We haven't had any issues with the new site, just low volume. Very few people visit the site, so suggestions were made to clean it up and make it less cumbersome to go through. Dave will go through the site and make necessary changes, including updating the new board member information and posting the minutes from the general membership meeting. Ciara will send Dave the minutes for posting. Bridget will send Joe a list of the required disclosure documents that need to be posted, some of which still need to be finalized by the Board. She is trying to find out who has the Word documents, instead of PDF versions.

Environmental Committee: (Rich Hammel) The issue with the rabbit hutches from the last Board meeting has been resolved and the hutches have been removed from the property. The complaint about the fence on Bar-X has been resolved and the old fence has been replaced. Tonight's conversation with Mr. Benefield has resolved that complaint. Karen and Renee Seay have both gotten neighbor's signatures on their variances for chickens.

Architectural Committee: Mr. Pate's proposal for the large greenhouse was sent back for revision. Several new fences have been approved and built recently. No new proposals currently. Mr. Benefield asked about using recycled concrete aggregate for his driveway. There were no objections to using that material.

Meeting adjourned: Joe moved to adjourn at 8:50 pm.

Respectively submitted,
Karen Hanson & Ciara Gavin
Co-Secretaries